

Spectra Heights Development

2526 MacArthur Blvd | Lewisville, TX 75067



Lot/Building	Tenant	Available
Lot 1	Pad Site for Sale	1.19 AC
Building 1	Retail for Lease	1,200-11,300 SF
Building 2	Retail for Lease	1,200-11,000 SF
Lot 3	Pad Site for Sale	1.04 AC

For Sale | For Lease Opportunity

MATTHEWS™

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Project Scope

Bldg 1: ±11,300 SF
Bldg 2: ±11,000 SF
Retail For Lease

Lot 1: ±1.19 AC
Lot 3: ±1.04 AC
Pad Sites For Sale

±15,869 VPD
MacArthur Blvd

±181,224 VPD
I-35 E

Project Scope

Retail Space For Lease:

- Building 1: Up to 11,300 SF (drive thru available)
- Building 2: Up to 11,000 SF (drive thru available)

Pad Sites For Sale:

- Lot 1: 1.19 AC (ideal for standalone retail, quick-service restaurants (QSR), or medical)
- Lot 3: 1.04 AC pad site offering excellent positioning and access

Exceptional High-Traffic Location: Strategically positioned in close proximity to I-35E (over 181,224 VPD) with frontage on MacArthur Blvd (Over 15,869 VPD).

Dense & Affluent Trade Area: Situated in a booming Lewisville submarket serving over 225,000 residents within the immediate trade area, characterized by high disposable household incomes and strong daily consumer demand.

Highly Flexible Zoning: Zoned PD-GB (Planned Development - General Business), which legally accommodates an exceptionally wide spectrum of retail, high-turnover restaurant, medical, and general commercial uses.



Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	15,760	92,633	233,086
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,054	37,986	92,712
2020 Census	7,747	37,586	87,219
Growth 2020-Current Year	3.96%	1.06%	6.30%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$106,356	\$142,739	\$149,747

Nearby Retailers

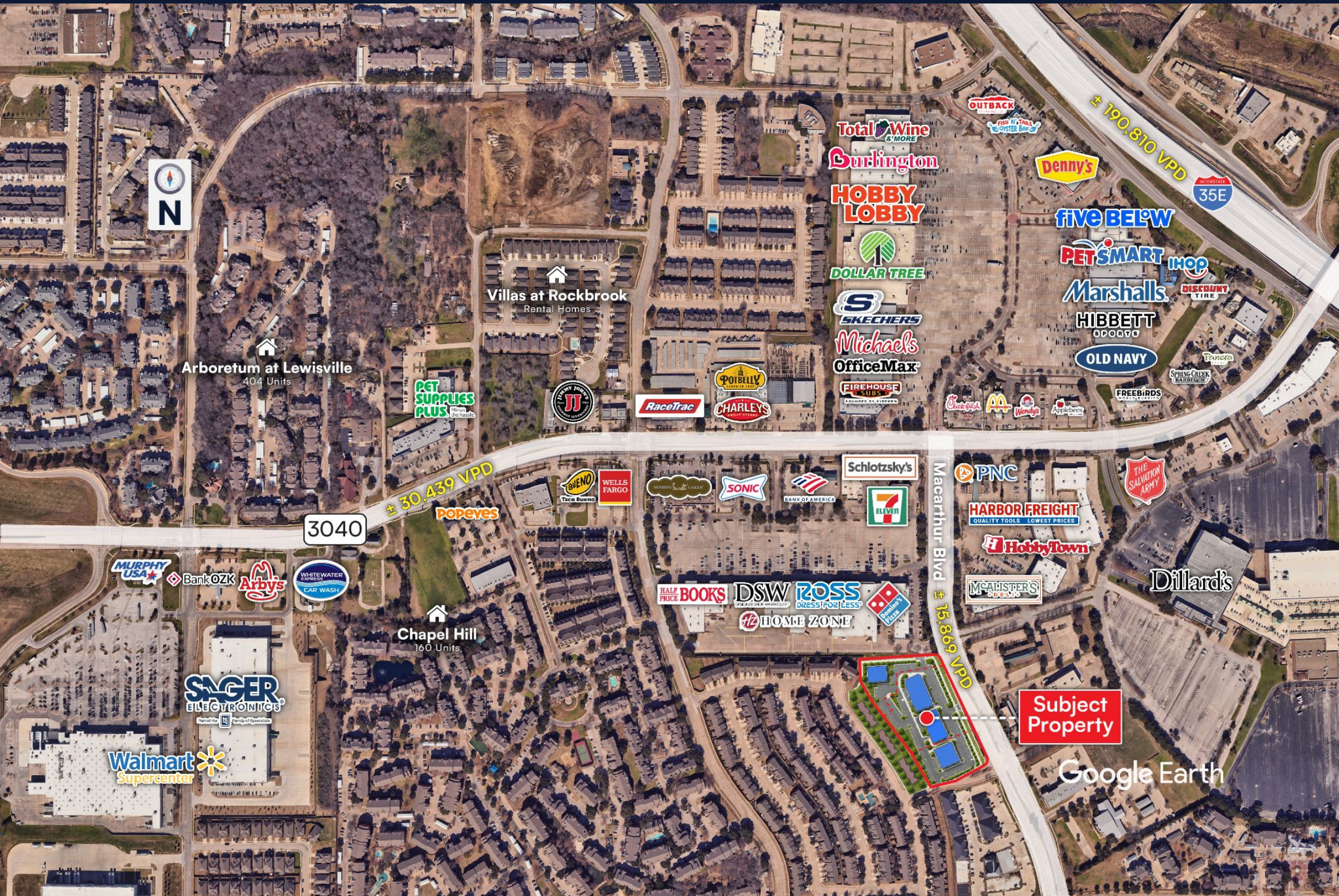


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **2526 MacArthur Blvd, Lewisville, TX, 75067** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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